



June 4, 2019

Chelan-Douglas Transportation Council
11 Spokane Street, #301
Wenatchee, WA 98801

RE: Douglas County STBG Grant Application for Empire Avenue: 32nd St NW to 35th St NW Project

Dear Chelan Douglas Transportation Council Members:

On behalf of the Commissioners of the Port of Douglas County, we are writing in support of the above referenced application that is being submitted to you for your consideration. We understand the project will rebuild and improve Empire Avenue from 32nd Street NW to 35th Street NW, which is located within the heart of the new economic development area known as Wenatchi Landing.

The Wenatchi Landing project has been ongoing for over 4 years and involves the participation of Douglas County, the Port of Douglas County, and the Douglas County Sewer District. Also instrumental in the planning of this project are the Dept. of Transportation, the Douglas County PUD, the East Wenatchee Water District, the Eastmont School District, the Douglas County Fire District, the Eastmont Metropolitan Parks District and other utility and service providers.

A Master Site Plan/Sub Area Plan, a Planned Action Ordinance, and an Economic Model for this project have already been completed, including a phasing plan for public infrastructure projects, to promote multi-county economic development in an area perfectly poised for growth. Development of this area into a thriving job center, with tourist and recreation destinations, will yield measurable economic and fiscal benefits for the local communities as well as Washington State.

Tangible benefits of this project include a mix of temporary "construction impacts" as well as "permanent impacts" in terms of tax revenues, fee revenues and employment. At full build out, this project area is planned to consist of retail, office, commercial recreation, mixed used multi-family, recreation/tourism-related uses that generate over 7,000 jobs; with an anticipated return of \$9.00 to over \$112.00 for every dollar of public investment.

Douglas County's project will bring a narrow, substandard section of arterial roadway into alignment with current roach sections and improve the transportation network connections in the Wenatchi Landing area. It will connect to and leverage the benefits of Douglas County's current project at 35th Street NW between Empire and Cascade Avenues. Additionally, it would leverage a \$4,000,000 State capital budget funding allocation award that was just recently secured for a mainline sewer extension project that is within the same public infrastructure corridor.

Paired with these two existing and significant public infrastructure projects, funding and constructing the road improvements as visualized would provide substantial savings over constructing these two public infrastructure projects separately. Because of this substantial savings, as well as the catalyst for economic development that will benefit the Northcentral Washington region this project will provide, the Port of Douglas County is thrilled to provide this letter of support for Douglas County's funding request.

Please let us know if there is any additionally information we may provide to inform your selection process.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Lisa Parks". The signature is written in a cursive, flowing style.

Lisa Parks, Executive Director
Port of Douglas County